

DATE: August 23, 2007

TO: CVRC Board Directors

VIA: David R. Garcia, Chief Executive Officer *[Signature]*
Scott Tulloch, Assistant City Manager *[Signature]*

FROM: Ann Hix, Acting Community Development Director *ABH*
Mary Ladiana, Planning Manager *[Signature]*

SUBJECT: Public Hearing to Consider ZAV-07-08 and DRC-07-04, Building at 868 Stella Street

Project Area:	Merged Chula Vista Redevelopment Project Area
Developer:	Angel Gonzalez
Project Site:	868 Stella Street
Project Type:	Design Review and Variance
Project Description:	Small warehouse/office building on a 4,260 sq. ft. site located at the northwest corner of Stella Street and the Palomar Street on-ramp to Interstate 5. The project will include a two-story concrete block building providing three parking spaces and trash storage on the ground floor and 2,064 sq. ft. of office and warehousing on the second.

INTRODUCTION

The Design Review application for the warehouse/office building on a 0.09 acre triangular-shaped lot was submitted on July 20, 2006. Subsequently, it was determined that due to the small size and unusual shape of the subject property, a variance from the front yard setback requirement would be necessary to allow development of the site. A variance application for encroachment into the front yard setback was submitted on July 6, 2007.

ENVIRONMENTAL

The proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it was determined that the proposed project qualifies for a Class 3 categorical exemption pursuant to Section 15303 of the State CEQA Guidelines. Thus no further environmental review is necessary.

RECOMMENDATION:

That the Chula Vista Redevelopment Corporation adopt a resolution:

- 1) Approving Design Review (DRC-07-04), subject to the list of conditions in the CVRC Resolution; and
- 2) Approving Variance ZAV-07-08.

BOARDS/COMMISSIONS RECOMMENDATIONS

At its meetings of March 1 and August 2, 2007, the Redevelopment Advisory Committee (RAC) reviewed and discussed the application for the proposed warehouse/office building at 868 Stella Street. On March 1 the RAC considered a number of issues with the proposed design of the building. The project was revised and resubmitted and on August 2, 2007, the RAC recommended that the structure was well-suited for the site and would be an improvement to the area.

DECISION MAKER CONFLICTS:

Staff has reviewed the property holdings of the CVRC Board and has found no property holdings within 500 feet of the boundaries of the property which is the subject of this action.

DISCUSSION:

1. Site Location and Surrounding Uses

The 4,260 square foot property is located on the north side of Stella Street, immediately west of the on-ramp from Palomar Street to the I-5 Freeway (see Attachment 1). The project site constitutes the area left over after the construction of the Palomar Street on-ramp to the I-5 Freeway.

Land uses adjacent to the project site include the on-ramp to the east, vacant land to the north, a marine and industrial parts warehouse to the south, and a single-family residence to the west.

2. Project Description

The proposed project consists of a two-story concrete block building, with the ground floor used for parking for three vehicles as well as the trash enclosure (See Attachment 3). The second floor consists of an office of 500 square feet and a 1030 square foot warehouse.

The building is concrete block with a neutral tone of stucco and a three-foot base of rock veneer at each of the corners. The roof is standing seam metal in the shade of 'Bristol Blue', and there is extensive use of glazing on the second floor.

The main driveway entrance is from Stella Street on the south side of the lot, while the point of the triangular-shaped lot is on the north side. Landscaping is provided along the front, as well as in the rear of the building and on the east side of the parcel.

3. Development Standards

The development is in accordance with the following criteria:

Assessor's Parcel No.:	622-011-23
Current Zoning	M-52 – Limited Impact Industrial
Proposed Zoning	Same
General Plan	MUC – Mixed Use Commercial
Building Coverage	48%
Lot Area	4,260 square feet

DEVELOPMENT STANDARDS: REQUIRED	PROPOSED
Setbacks (per M-52 zone) Front Yard: 60 feet (from ¢ of st.) Side Yard: none Rear Yard: 15 feet	45 feet (from ¢ of st.) none 46 feet
Parking (per CVMC 19.62.050) Manuf. (1/800sf) 3 spaces	3 spaces

4. Analysis

The project has been evaluated in accordance with the goals and objectives of the Chula Vista General Plan (2005), the Zoning Ordinance and the City's Design Manual. While the project site is within the Merged Redevelopment Project Area, the Amended and Restated Redevelopment Plan (2004) for this Project Area defers to the City's General Plan and Zoning Ordinance for land use authority. As described above the proposed project is consistent with the land use designation in the General Plan and the development standards for the zone, with the exception of the front yard setback. The proposed project is in an area of the City in which many of the original County zoning standards still apply. In this case, the required front yard setback is 60 feet from the centerline of the street, a distance far greater than both similar properties throughout the City and other sites in that area.

The guidelines for industrial development in the City's Design Manual are intended to:

Encourage projects which respect the character and scale of adjoining developments, with particular attention to sites in older, mixed-use areas, and sites which adjoin residential neighborhoods... (CVDM p. IV-1)

This building is sensitive to the scale of the residential development to the west. By maintaining a height not dissimilar to most residential development, as well as concealing the parking spaces within the ground floor of this building, the overall project is harmonious with surrounding structures.

Create a high quality of architectural and landscape design, with an emphasis on functional needs...and buffering loading, storage and working areas from incompatible land uses and from the public view. (CVDM p. IV-1)

The site plan is appropriate for the parcel and provides loading and utility areas (including the trash enclosure) concealed below the building.

Building setbacks should be proportionate to the scale of the structures and considerate of existing development. (CVDM p. IV-3)

By approving a Variance and providing a front yard setback of only 45 feet from the centerline of Stella Street, the structure will match the setback provided for the residence immediately to the west of this parcel, as well as several of the neighboring properties.

VARIANCE FINDINGS

Pursuant to the provisions of Section 19.14.030.B of the Chula Vista Municipal Code, it is recommended that the CVRC conditionally approve a variance to encroach 15 feet into the front yard setback, based upon the following findings of facts as required by CVMC Section 19.14.190:

That a hardship peculiar to the property and not created by any act of the owner exists. Said hardship may include practical difficulties in developing the property for the needs of the owner consistent with the regulations of the zone; but in this context, personal, family or financial difficulties; loss of prospective profits; and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits;

This parcel is only 4,260 square feet, which is between 2,000 and 3,000 square feet smaller than similar properties throughout the city. Due to the irregular shape and location of the site, the proposed use will also require a variance for a reduction in the front yard setback from 60 feet to 45 feet, measured from the centerline of the street. The lot is unique in that it is much smaller than most lots in the area and very narrow in the rear, probably as a result of the construction of the I-5 on-ramp. The street frontage of the parcel is approximately 74 feet and the width narrows to 0 feet at the rear. Since the depth of the lot is 122 feet, a 60 foot front yard setback would render nearly 55 percent of the parcel unusable.

That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity, and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbors.

Front yard setbacks throughout the City are typically no greater than twenty feet, and all properties in the immediate vicinity have front setbacks much less than those required in this zone. An assessment of properties within 500 feet of the subject site indicates that on average their front yard setbacks are 56 feet. This parcel is further constrained by its very small size (0.09 acres) and irregular, triangular shape. Thus this variance will not constitute any special privilege not enjoyed by his neighbors.

That the authorizing of such variance will not be of substantial detriment to adjacent property, and will not materially impair the purposes of this chapter or the public interest;

Because this parcel is much smaller than other properties in the vicinity, this variance will allow a building that does not vary substantially from other buildings in the neighborhood. The three parking spaces placed beneath the second story are screened from the street and will provide an attractive façade. Access to the site from Stella Street and the parking layout are appropriate for the site, given the lack of access points and site limitations. The proposal has a building lot coverage of 48%, although the M-52 zone has no minimum lot coverage requirements.

That the authorizing of such variance will not adversely affect the general plan of the city or the adopted plan of any governmental agency.

The authorizing of this variance will have no impact on the General Plan of the city or the adopted plan of any governmental agency. The proposed use is consistent with the General Plan and the M-52 zone, and all other development standards will be met.

REDEVELOPMENT FISCAL IMPACT

The proposed project will create an increase in assessed valuation and the Agency will receive one percent of this increase as tax increment revenue. Of the one percent, the Agency will place 20% in the low and moderate income housing fund, and will give 20% to the County of San Diego, 7% to the Sweetwater Union High School District, 2% to Southwestern Community College, 1% to the San Diego County Office of Education, and 11% to the Chula Vista Elementary School District, leaving the Agency approximately 39% percent of the 1% increase in assessed valuation available for redevelopment activities. These pass-through percentages are applicable to the Southwest Project area only.

ATTACHMENTS:

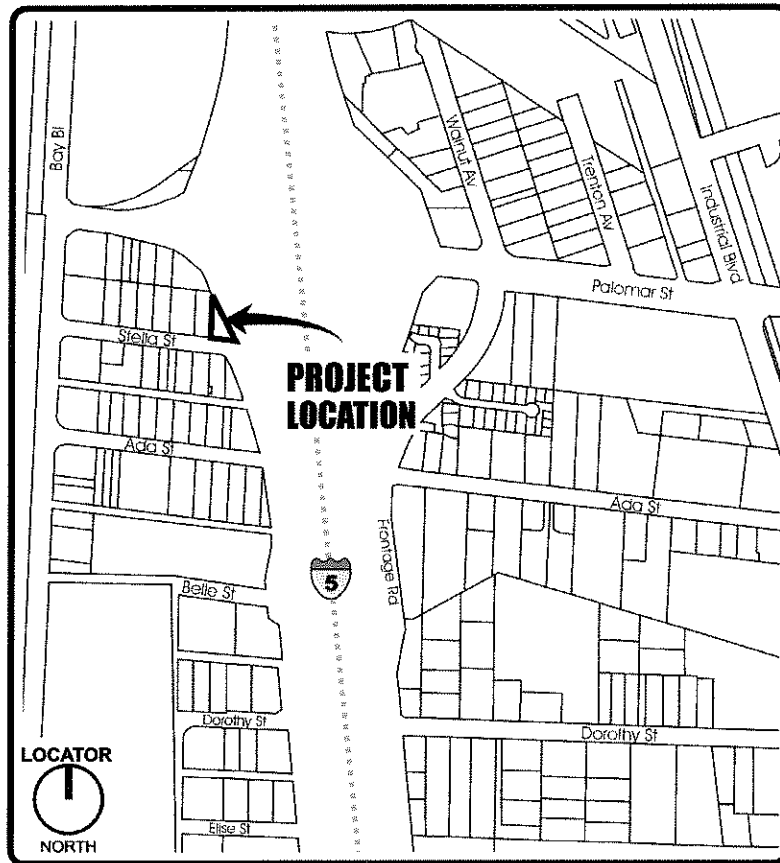
Attachment 1: Locator Map

Attachment 2: Development Application with the following appendices:
Appendix A - Project Description and Justification
Appendix B - Disclosure Statement

Attachment 3: Site and Building Plans

PREPARED BY: Ann Pease, Associate Planner

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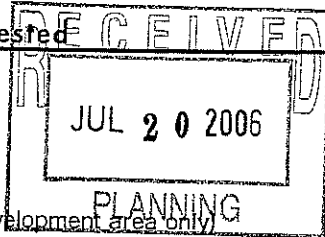


Planning & Building Department
Planning Division

APPLICATION ■ DEVELOPMENT PROCESSING ■ TYPE A
Part 1

Type of Review Requested

- ☐ Conditional Use Permit
☒ Design Review
☐ Variance
☐ Special Use Permit (redevelopment area only)
☐ Misc. _____



STAFF USE ONLY

Case #: DRC-07-04
 Filing Date: 7/20/06 By: H. Almer
 Assigned Planner: Richard Zumwalt
 Project Account: BL-795
 Deposit Account: DG-1360
 Related Cases: ES-07-002
☐ Z.A. ☒ Public Hearing

Application Information

Applicant Name: GONZALEZ ANGEL
 Applicant Address: 868 STELLA ST. CV CA 91911
 Contact Name: JORGE BRAMBILA Phone: 279-1992
 Applicant's Interest in Property (If applicant is not the owner, the owner's authorization signature at the end of this form is required to process this request.)
☒ Own ☐ Rent ☐ Other: _____
 Architect/Agent: JORGE BRAMBILA Address: _____
 Contact Name: JORGE Phone: 279-1992
 Primary contact is: ☐ Applicant ☒ Architect/Agent Email of primary contact: _____

General Project Description (all types)

Project Name: GONZALEZ BLDG. Proposed Use: WAREHOUSE W/OFFICE OVER PARKING
 General Description of Proposed Project: FIRST FLOOR USE FOR PARKING, SECOND FLOOR USE FOR WAREHOUSE W/OFFICE
 Has this project received pre-application review comments? ☒ Yes (Date: _____) ☐ No

Subject Property Information (all types)

Location/Street Address: 868 STELLA ST.
 Assessor's Parcel #: 622-011-27 Total Acreage: .09 Redevelopment Area (if applicable): SW
 General Plan Designation: MUC Zone Designation: M52
 Planned Community (if applicable): N/A
 Current Land Use: M-52 Within Montgomery Specific Plan? ☒ Yes ☐ No

Proposed Project (all types)

Type of use proposed: ☐ Residential ☐ Commercial ☒ Industrial ☐ Other: _____
 Landscape Coverage (% of lot): 28% Building Coverage (% of lot): 48%

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Residential Project Summary

Type of dwelling unit(s): _____ Number of lots: _____

Dwelling units:

PROPOSED

EXISTING

1 Bedroom

2 Bedroom

3+ Bedroom

TOTAL

Density (DU/acre): _____ Maximum building height: N/A Minimum lot size: _____ Average lot size: _____

Parking Spaces:

Required by code: _____ Provided: _____

Type of parking (i.e. size; whether covered, etc.): _____

Open space description (acres each of private, common, and landscaping): _____

Non-Residential Project Summary

Gross floor area: _____ Proposed: 2,064 Existing: 0 Building Height: 35'

Hours of operation (days & hours): 8-5 H.S.

Anticipated number of employees: 3 Maximum number of employees at any one time: _____

Number and ages of students/children (if applicable): N/A Seating capacity: _____

Parking Spaces:

Required by code: _____ Provided: 3

Type of parking (i.e. size; whether covered, etc.): COVER OPEN PARKING.

Authorization

Print applicant name: JORGE BRAMBILA MENCILLA

Applicant Signature: [Signature] Date: 7/13/06

Print owner name*: GONZALEZ ANZURE

Owner Signature*: [Signature] Date: 7-20-06

*Note: Proof of ownership may be required. Letter of consent may be provided in lieu of signature.

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APPLICATION APPENDIX A

Project Description & Justification

Project Name: Gonzalez Angel

Applicant Name: Gonzalez Angel

Please fully describe the proposed project, any and all construction that may be accomplished as a result of approval of this project, and the project's benefits to yourself, the property, the neighborhood, and the City of Chula Vista. Include any details necessary to adequately explain the scope and/or operation of the proposed project. You may include any background information and supporting statements regarding the reasons for, or appropriateness of, the application. Use an addendum sheet if necessary.

For all Conditional Use Permits or Variances, please address the required "findings" as listed in the Application Procedural Guide.

PROPOSED WAREHOUSE w/ OFFICE OVER PARKING
IN VACANT IRREGULAR LEVEL LOT. ADJACENT
TO ^{REAR} EAST HWY 5, TO ^{WEST} WEST SFR, ^{NORTH} REAR HWY 5
& SOUTH / FRONT INDUSTRIAL WAREHOUSE.

PROPERTY IS CURRENTLY VACANT & LEVEL w/ NO
STREET IMPROVEMENTS.

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APPLICATION APPENDIX B

Disclosure Statement

Pursuant to Council Policy 101-01, prior to any action upon matters that will require discretionary action by the Council, Planning Commission and all other official bodies of the City, a statement of disclosure of certain ownership or financial interests, payments, or campaign contributions for a City of Chula Vista election must be filed. The following information must be disclosed:

1. List the names of all persons having a financial interest in the property that is the subject of the application or the contract, e.g., owner, applicant, contractor, subcontractor, material supplier.

Gonzalez, Angel

2. If any person* identified pursuant to (1) above is a corporation or partnership, list the names of all individuals with a \$2000 investment in the business (corporation/partnership) entity.

3. If any person* identified pursuant to (1) above is a non-profit organization or trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

4. Please identify every person, including any agents, employees, consultants, or independent contractors you have assigned to represent you before the City in this matter.

5. Has any person* associated with this contract had any financial dealings with an official** of the City of Chula Vista as it relates to this contract within the past 12 months. Yes ___ No ___

If Yes, briefly describe the nature of the financial interest the official** may have in this contract.

6. Have you made a contribution of more than \$250 within the past twelve (12) months to a current member of the Chula Vista City Council? No ___ Yes ___ If yes, which Council member?

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APPLICATION APPENDIX B

Disclosure Statement – Page 2

7. Have you provided more than \$340 (or an item of equivalent value) to an official** of the City of Chula Vista in the past twelve (12) months? (This includes being a source of income, money to retire a legal debt, gift, loan, etc.)
Yes ___ No ___

If Yes, which official** and what was the nature of item provided?

Date: 7-20-06

X [Signature]
Signature of Contractor/Applicant

X Angel Gonzalez Print or
type name of Contractor/Applicant

- * Person is defined as: any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, any other county, city, municipality, district, or other political subdivision, -or any other group or combination acting as a unit.
- ** Official includes, but is not limited to: Mayor, Council member, Planning Commissioner, Member of a board, commission, or committee of the City, employee, or staff members.

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CVRC RESOLUTION NO. 2007 _____

RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING DESIGN REVIEW PERMIT (DRC-07-04) TO ALLOW THE CONSTRUCTION OF A TWO-STORY WAREHOUSE/OFFICE BUILDING ON THE SITE LOCATED AT 868 STELLA STREET AND APPROVING A VARIANCE (ZAV-07-08) TO PERMIT A 15-FOOT ENCROACHMENT INTO THE FRONT YARD SETBACK.

WHEREAS, the parcel, which is the subject matter of this resolution, is represented in Exhibit A, attached to and incorporated into this Resolution by this reference, and for the purpose of general description is located at 868 Stella Street, Chula Vista; and

WHEREAS, a duly verified application for a Design Review Permit (DRC-07-04), was filed with the City of Chula Vista on behalf of Mr. Angel Gonzalez, (Applicant) to enable the development of a warehouse/office project located at 868 Stella Street (Project); and

WHEREAS, a duly verified application for Variance (ZAV-07-08), was filed with the City of Chula Vista on behalf of Applicant to allow a 15-foot encroachment into the front yard setback for the Project; and

WHEREAS, the Environmental Review Coordinator determined that the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it was determined that the proposed project qualifies for a Class 3 categorical exemption pursuant to Section 15303 of the State CEQA Guidelines. Thus no further environmental review is necessary; and

WHEREAS, a hearing time and place was set by the Chula Vista Redevelopment Corporation (CVRC) for consideration of the Project and notice of the hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City, and its mailing to property owners and residents within 500 feet of the exterior boundaries of the property, at least ten (10) days prior to the hearing; and

WHEREAS, the CVRC held a duly noticed public hearing to consider the application at the time and place as advertised, namely August 23, 2007 at 6:00 p.m. in the Council Chambers, 276 Fourth Avenue, before the CVRC and the hearing was then closed.

NOW, THEREFORE, BE IT RESOLVED by the Chula Vista Redevelopment Corporation as follows:

1. That it finds that the Project is in conformance with the City of Chula Vista Design Manual, Landscape Manual and the requirements of the Zoning Ordinance.

2. That, after considering all evidence and testimony presented, it approves Design Review Permit DRC-07-04, subject to the conditions of Exhibit B, which is attached to and

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incorporated into this Resolution by this reference, to allow the construction of a two-story industrial/office building.

3. That, after considering all evidence and testimony presented, it finds;

A. That a hardship peculiar to the property and not created by any act of the owner exists.

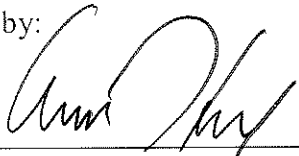
B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity, and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbors.

C. That the authorizing of such variance will not be of substantial detriment to adjacent property, and will not materially impair the purposes of this chapter or the public interest.

D. That the authorizing of such variance will not adversely affect the general plan of the city or the adopted plan of any governmental agency.


4. That it approves Variance ZAV-07-08 to allow the Project to encroach 15 feet into the front yard setback.

Presented by:

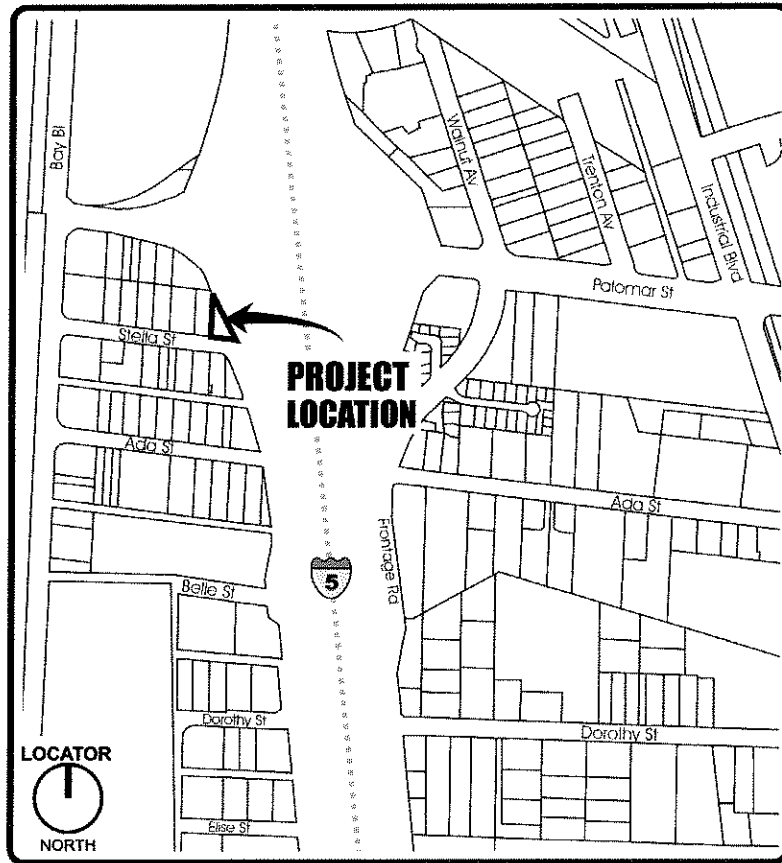


Ann Hix
Acting Community Development Director

Approved as to form by:



Ann Moore
General Counsel



Design Review Conditions of Approval
Warehouse/office Building
868 Stella Street

The Chula Vista Redevelopment Corporation does hereby approve Design Review Permit DRC-07-04 subject to the following conditions:

COMMUNITY DEVELOPMENT DEPARTMENT

1. The subject property shall be developed and maintained in substantial conformance with the approved application, plans, and color and material board, except as modified herein.
2. Applicant shall submit all exterior lighting plans, landscape and irrigation plans, solid waste and recycling plans for review and approval prior to the issuance of building permits.
3. All utility meters and closets shall be painted to match the colors of the building elevations or shall be screened appropriately from public view.
4. Identification signs shall be limited to those signs permitted by Section 19.60.400 and Section 19.60.410 of the Chula Vista Municipal Code (CVMC) and shall comply with the regulations stated therein.
5. A graffiti resistant treatment shall be specified for all wall and building surfaces and shall be noted on all building and wall plans prior to issuance of building permits.
6. The applicant/owner shall comply with all applicable federal, state, and local requirements, and in any case where it does not comply, this permit is subject to modification or revocation.
7. This permit shall become void and ineffective if not used or extended within one year from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.
8. This permit shall be subject to any and all new, modified, or deleted conditions imposed after approval of this permit to protect the public from a specific condition dangerous to its health or safety or both due to the project, which condition(s) the City shall impose after advance written notice to the permittee and after the City has given the permittee the right to be heard with regard thereto. However, the City in exercising this reserved right/condition, may not impose a substantial expense or deprive permittee of a substantial revenue source which the permittee cannot, in the normal operation of the use permitted, be expected to economically recover.
9. The applicant shall and does hereby agree to indemnify, protect, defend, and hold harmless the City, its Council members, officers, employees, agents, and representatives from and against all liabilities, losses, damages, demands, claims, and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising directly or indirectly from a) City's approval and issuance of this permit, b) City's approval or issuance of any other permit or action, whether discretionary or non discretionary, in connection with the use contemplated herein, and without limitation, any and all liabilities arising from the operation of the facility. Applicant shall acknowledge their agreement to this provision by executing a copy of this permit where indicated below. The applicant's compliance with this provision is an express condition of this permit and this provision shall be binding on any and all of the applicant's successors and assigns.

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Applicant and/or Property Owner

PLANNING AND BUILDING DEPARTMENT CONDITIONS

10. All ground mounted utility appurtenances, such as transformers, AC condensers, etc., shall be located out of public view and adequately screened using a combination of concrete or masonry walls, grade contouring (berming), and landscaping to the satisfaction of the City.
11. Applicant shall provide grading plans with the submittal for building permits that shall contain on and off-site spot elevations and grading/drainage information.
12. Landscape Plans shall be completed by a licensed Landscape Architect and are required with building permit submittal.
13. Plans submitted for building permits shall contain a statement on the cover sheet indicating that this project will comply with Title 24 (2005 Energy Conservation and 2001 Disabled Access Regulations).
14. The project shall comply with applicable codes and requirements, including but not limited to 2001 CBC, CMC, CPC, and 2004 CEC requirements.
15. Walls less than twenty feet to property lines must be one-hour rated and openings are not permitted less than five feet and protected less than ten feet.
16. Structural calculations are required from a licensed California Engineer or Architect.

ENGINEERING AND PUBLIC WORKS DEPARTMENT CONDITIONS

17. The following fees shall be required based on the final building plans submitted:
 - a) Sewer Connection and Capacity Fees
 - b) Development Impact Fees
 - c) Traffic Signal Fees
18. The applicant shall obtain a construction permit from the Engineering Department to perform the following work in the City's right-of-way.
 - a) Sewer lateral connections to existing public utilities.
 - b) Install a new driveway meeting design standards as shown in Chula Vista standard detail CVCS-1A.
 - c) Curb, gutter, sidewalk and street widening per City standards.

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19. Street dedication along Stella Street is required for a half width of 28-feet per City Standards.
20. The applicant is required to complete the applicable Storm Water Compliance Forms and comply with the City of Chula Vista's Storm Water Management Standards Requirements Manual. These forms shall be submitted with the grading plans. All projects falling under the Priority Development Project Categories are required to comply with the Standard Urban Storm Water Mitigation Plans (SUSMP) and Numeric Sizing Criteria. Based on the Completion of the Storm Water Compliance Forms, the project may be required to submit a SWPPP and Water Quality Technical Report (WQTR) with the submittal of the grading plans. The following items shall be incorporated in the grading plans and related reports:
 - a. Grading Plans: The applicant is required to implement Best Management Practices (BMPs) to prevent pollution of the storm water conveyance systems, both during and after construction. Permanent storm water requirements shall be incorporated into the project design, and shall be shown on the grading plans. Any construction and nonstructural BMPs requirements that cannot be shown graphically must be either noted or stapled on the plans.
 - b. SWPPP and WQTR: Development of the project shall comply with all applicable regulations, established by the United States Environmental Protection Agency (USEPA) as set forth in National Pollutant Discharge Elimination System (NPDES) permit requirements for urban runoff and storm water discharge, and any regulations adopted by the City of Chula Vista pursuant to the NPDES regulations and requirements. Further, the applicant shall file a Notice of Intent (NOI) with the State Water Resource Control Board to obtain coverage under the NPDES General Permit for Storm Water Discharges Associated with Construction Activity and shall implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the commencement of grading activities. The SWPPP shall include both construction post-construction pollution prevention and pollution control measures, and shall identify funding mechanisms for the maintenance of post-construction control measures.
 - c. WQTR: The applicant is required to identify storm water pollutants that are potentially generated at the facility, and propose Best Management Practices (BMPs) that will be implemented to prevent such pollutants from entering the storm drainage systems. The WQTR will be required to demonstrate compliance with requirements of the National Pollutant Discharge Elimination System (NPDES) Construction and Municipal Permits, including Standard Urban Storm Water Mitigation Plans (SUSMP) and Numeric Sizing Criteria requirements, with the first submittal of grading/improvement plans, in accordance with the City's Manual.
21. The applicant is required to implement Best Management Practices to prevent pollution of storm drainage systems during the demolition phase of the project.

22. The applicant is required to complete the applicable forms and comply with the City of Chula Vista's Development and Redevelopment Projects Storm Water Management Standards Requirements Manual's requirements.

FIRE DEPARTMENT CONDITIONS

23. Applicant shall comply with all conditions of the Fire Department prior to the issuance of building permits.

GENERAL SERVICES DEPARTMENT CONDITIONS

24. The applicant shall develop and submit a Recycling and Solid Waste Management Plan to the Environmental Services Program Manager for review and approval prior to the issuance of building permits. The Plan shall demonstrate those steps the Applicant will take to comply with Municipal Code, including but not limited to Sections 8.24, 8.25 and 19.58.340 and meet the State mandate to reduce or divert at least 50% of the waste generated by all residential, commercial and industrial developments (including demolition and construction phases).

OTHER CONDITIONS

Chula Vista School Districts

25. Applicant shall comply with the conditions and requirements of the Chula Vista Elementary School District and the Sweetwater Union High School District.

Sweetwater Authority

26. Applicant shall comply with the conditions and requirements of the Sweetwater Authority prior to the issuance of building permits.